



47 Rowland Street, Rugby, Warwickshire, CV21 2BW

HOWKINS &
HARRISON

47 Rowland Street, Rugby,
Warwickshire, CV21 2BW

Guide Price: £260,000

A beautifully presented and extended three bedroom end of terrace property boasting two reception rooms, a generous open plan kitchen/breakfast room, utility room and ground floor cloakroom. Further benefitting from a single garage and off-road parking, with a larger than average south facing garden.

Features

- Extended three bedroom end of terrace
- Two reception rooms
- Open plan kitchen/diner
- Utility room and downstairs cloakroom
- Master bedroom with a walk-in wardrobe
- Large shower room
- South facing rear garden
- Carport and single garage
- Off-road parking to rear
- Gas central heating
- UPVC double glazing



Location

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, bars, restaurants, and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby, including Northlands Primary School, Rugby Free Primary School, and St. Marie's Infant and Junior Schools.



Ground Floor

The property opens into the entrance porch which has a door leading into the hallway with stairs rising to the first floor, with useful understairs storage cupboard. The sitting room is of a generous size with an original open fireplace with a characterful exposed oak beam set into the chimney breast. The dining room is also a good size and has patio doors leading onto the rear garden and offers the same fireplace. The open plan kitchen/breakfast room has space for a dining table and chairs and offers base and eyelevel units with a ceramic sink with drainer. Fitted appliances include an electric oven and grill along with a four-ring gas hob with extractor over and space for a dishwasher and fridge/freezer. double door lead onto the paved patio. A door from the kitchen provides access into a utility space which in turn leads to the ground floor cloakroom.

First Floor

The first floor landing leads to the three bedrooms, a useful storage cupboard and the family bathroom. Bedroom one is located to the front elevation and is a good size double bedroom with a feature fireplace and a large walk-in wardrobe area. Bedroom two is located to the rear overlooking the garden, whilst bedroom three is located to the front elevation. The family bathroom is fully tiled and comprises of a wash hand basin with vanity unit under, WC and a double walk-in shower.

Outside

The rear garden is enclosed by combination of wall and fencing. There is a paved area which runs the length of the garden, with the remaining part being laid to lawn with flower and shrub borders. A raised decked area provides an ideal space for outside dining and entertaining. To the rear of the property there is a single garage which is accessed from a service road from Edward Steet offering parking to the front of the garage with further parking under the carport situated next to it.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

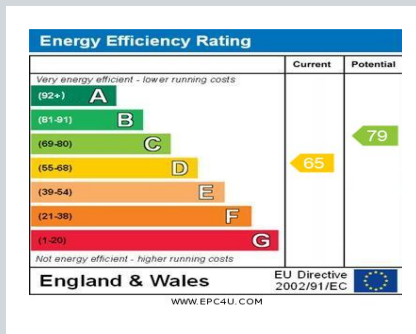
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B



Howkins & Harrison

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Approximate Area = 1248 sq ft / 115.9 sq m (excludes carport)

Garage = 148 sq ft / 13.7 sq m

Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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